

June 19, 2008 Focus Committee Meeting

Present: Chairman Bob Fichtel, Secretary Pat Frederick, Sallie Thoma and Town Planner Eric Smith

The meeting was called to order at 4:10 by Chairman Fichtel.

The committee reviewed the minutes of the March 17th meeting (In April, the Committee met with the Board of Selectmen. There was no May meeting.). Eric and Bob each made one correction; the minutes were then accepted as corrected.

Pat Frederick read aloud her notes on the Committee's April 22nd presentation to the Board of Selectmen. As a follow-up, the Committee needs to ask the Select Board to set a date to auction off Town-owned real estate taken by tax foreclosure.

The Select Board has tasked the Focus Committee with obtaining a feasibility study and a professional opinion of the market value of the Garlick family property on Williams Road, as a preliminary to a real estate appraisal.

If the Garlicks plan to develop the land, putting in a road and selling house lots, the property valuation could far exceed what the Town would want to pay.

Eric suggested that Colin Balogh might be able to give an Opinion of Market Value; Bob added that realtors Christina Sargent and Diane DiMacale would also be qualified to give opinions.

Bob may be able to contact George Garlick through Christopher Gagnon, who knew George when they were boys. Bob would like to talk to George Garlick about the Town.

Eric handed out a GIS Land Use Suitability Map, drawn up in 2004, which recommended developing land "on Williams Road North of Platts Road for Town Services".

Bob said one of the catch basins on Williams Road needs repair. He will suggest to Don Ouellette that the Highway Dept. test the soil around the catch basin when they are repairing it, to sample the soil in that area.

Eric mentioned a project to develop the nearby land on the West side of Williams Road, owned by three Fitchburg lawyers. Their plan to construct a cul de sac called "Bray Avenue", with nine house lots, was accepted by the Town last July. While they have not moved forward with the plan, their soil study results could provide further information for Don Ouellette on the area's soil.

Bob spoke yesterday with Christina Sargent and Gil Carreiro, concerning Gil's land behind his Main Street property, which he would like the Town to be able to add to its adjoining parcel. Since *every* issue on the recent Town ballot was rejected by the voters, it appears unlikely that the Town could raise the money to buy Gil's land.

Bob has responded promptly to Wayne Adams' request for minutes of the Focus Committee's meetings from July, 2007- February, 2008, supplying the information by Friday, June 13th.

The next meeting of the Committee was scheduled for July 17th at 4:00, tentatively in the Library's Stewart Room again, but possibly at the newly renovated town Hall, depending upon use of space there.

Bob moved to adjourn the meeting at 4:52, seconded by Sallie. So voted.

Respectfully submitted,

Patricia H. Frederick,
Secretary